

WBY ELECTRONIC INVENTORY 12/91

<u>NAME</u>	<u>TYPE</u>	<u>ITEM</u>	<u>NUMBER</u>
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CONTROL ROOM STUDIO

TECHNICS	SP10MK2A	TURNTABLES	3
TECHNICS	SH10EA	POWER UNIT	3
RANKO	SP8E	TURNTABLE AMP	1
STANTON	310	POWER BOOST/FILTER	2
TECHNICS	1500	2 TRACK REEL/RECORDER	1
BROADCAST AUDIO	SERIES IV	AUDIO CONSOLE	1
COMREX	LXR	RECORDER UNIT	1
FURMAN		STRIP EQUALIZER	1
CARVER	TD1200	CASSETTE TAPE DECK	1
DYNAMAX	CTR10	RECORD PLAY CART DECK	1
DYNAMAX	CTR10	PLAYBACK CART DECK	4
FIDELIPAC	TABLE	TAPE ERASER	1
ELECTRO-VOICE	RE-20	MICROPHONE	2
REALISTIC NOVA	40	HEADSETS	1
BIC VENTURI	FORMULA2	MONITOR SPEAKER	2
RADIO SYSTEMS	TM-1	TABLETOP TIMER	1
STUDER	A727	COMPACT DISC PLAYER	3
REALISTIC MINIMUS	3.5	CUE SPEAKER	2

MIXER STUDIO

DYNAMAX	CTR10	PLAYBACK CART DECK	1
TECHNICS	SP15	TURNTABLE	1
RANKO	SP8E	TURNTABLE PRE-AMP	1
ELECTRO-VOICE	RE20	MICROPHONE	1
REALISTIC NOVA	40	HEADSET	1
REALISTIC MINIMUS	3.5	MONITOR SPEAKER	2
FIDELPAC	TABLETOP	ERASER	1

PRODUCTION STUDIO

RADIO SYSTEMS	TM-1	TIMER	1
REALISTIC MINIMUS	0.3	CUE SPEAKER	2
EPI	ASO	MONITOR SPEAKERS	2
TECHNICS	SP15	TURNTABLE	2
RANKO	SP8E	TURNTABLE PRE-AMP	2
ELECTRO-VOICE	RE20	MICROPHONE	1
TEAC	C3RX	CASSETTE RECORDER	1
STUDER	A725	COMPACT DISC PLAYER	2
DYNAMAX	CTR10	RECORD/PLAY CART DECK	1
DYNAMAX	CTR10	PLAYBACK CART DECK	2

PRODUCTION STUDIO CONT'D

BROADCAST AUDIO

LEXICON
TECHNICS
OTARI
AMPEX
FIDELPAC

PCN60
SH8065
MX3050
ATR700
TABLETOP

12 CHANNEL AUDIO CON. 1
DIGITAL REVER UNIT 1
ST. GRAPHIC EQUALIZER 1
4 CH. REEL RECORDER 1
2 CH. REEL RECORDER 1
ERASER 1

ENGINEERING

MARTI
GEMINI
MARTI
FAIRCHILD
APHEX

REALISTIC

MARTI
TECHNICS

SONY
ONKYO/INTEGRA
JBL

RR SERIES

MR-2
STL
DART 384

35 WATT

PRT SERIES

SLQ2
CDP-302
A8057
J320A

RECEIVER 1
ANTENNA POSITIONER 1
TRANSMITTER UNIT 2
RECEIVER 1
COMPELLOR 1
PA AMPLIFIER 1
REMOTE P.U. TRANS. 1
TURNTABLE 1
C D PLAYER 1
STEREO AMP 1
STEREO SPEAKER 2

BBY SUNBURY EQUIPMENT LIST

LOCATION: C=CONTROL
T=TRANSMIT

C	TECHNICS SP 10 MKII TURNTABLE	(2)
C	TECHNICS SH 102 POWER UNIT	(2)
C	REALISTIC TURNTABLE PREAMP	(2)
C	STUBER A725 CD PLAYER	(1)
C	AUDICORD E SERIES RECORD CART	(1)
C	AUDICORD E SERIES PLAY CART	(2)
C	MCMARTIN AUDIO CONSOLE	(1)
C	ELECTROVOICE RE-16 MIC	(1)
C	PANASONIC SPEAKERS	(2)
C	PIONEER REEL TO REEL PLAYER	(1)
C	SUNBURY/WESTERVILLE AUDIO CNTRL	(1)
C	KENWOOD CASSETTE DECK	(1)

T	PIONEER RECIEVER	(1)
T	DELTA COAXIAL SWITCH	(1)
T	COAXIAL SWITCH LOCAL CONTROL PANEL	(1)
T	MARTI RMC 15 REMOTE CONTROL	(1)
T	MARTI RY 15 RELAY INTERFACE	(1)
T	MARTI SCG 8H SCA GENERATOR	(1)
T	ORBAN OPTIMOD 8100 a	(1)
T	MARTI RPU RECEIVER	(1)
T	INVONICS FMX GENERATOR	(1)
T	MARTI STL 10 RECEIVER	(2)
T	BIRD THRU LINE WATTMETER	(1)
T	BIRD 5KW DUMMY LOAD	(1)
T	HARRIS 2.5 K TRANSMITTER W/MS 15	(1)
T	HARRIS 3.5 k TRANSMITTER W/MX15	(1)
T	TOWER + 2BAY ANTENNA	(1)

ATTACHMENT 2

Katherine Wilson 5/24

Operating Costs Per Month

Electric (2 locations) \$500

Telephone (2 locations) 200

Postage (High) 300

Capital
(On hand)

→ Computers (High)

T+A. : Sales/Admin/Comm. Rel. 2000

Engineering (? hours per month) 1000

Capital

→ Equipment (replace?) (25k)

ASCAP/BMI

5,000
(4-5k per mo.)

Insurance 1000

Lease for Location/Equipment 6,000

RENT ?
for STUDIO
1,000 mo. 2

per mo. 16,000
+ Payroll 30,000
Total = 46,000

General Manager Salary (20 M) per year

Receptionist/Sales Coordinator (28-35k) 28,000

Traffic Coordinator/Bookkeeper (15-20k) 18,000

Sales Manager/~~General Manager~~ (30k) 30,000

Account Executives (3) (20-25k) 66,000

Program Director (25-30k) 25,000

Announcers (6 full, 4 part-time) 156,000
20-25k 15-10 per hr. 15 hr. each per p.
Total Prod. Director

Community Relations Coordinator (30k) 30,000

Consultant (100-150 per day) 15,000

Annual = 360,000

Operating Costs: see Next page

Payroll = 30,000 per mo.

ATTACHMENT 3

DOLORES BUELL
16910 East State Route 37
Sunbury, Ohio 43074

March 31, 1994

Wilburn Industries, Inc.
c/o Charles W. Wilburn
210 South Court Street
Circleville, Ohio 43113

Re: Lease of Certain Real Property

Dear Mr. Wilburn:

This letter is in regard to your recent inquiry pertaining to the lease of certain real property, in an area comprising five (5) acres more or less, the approximate center point of which would be approximately 600 meters northeast of the intersection of State Route 37 and County Line Road in Licking County, Ohio; North Latitude 40 degrees, 11 minutes, 33 seconds and West Longitude 82 degrees, 45 minutes, 07 seconds. I represent that I am the owner of the real estate and that I am the personal representative of the estate of Hugh Buell, my late husband, and that I have full authority to enter into a lease agreement. You have indicated that Wilburn Industries, Inc. has applied for the broadcast license of WBBY-FM, Westerville, Ohio, and this letter is to confirm that should the Federal Communications Commission award Wilburn Industries, Inc. or any of its successors or assigns the construction permit, that I have a present and firm intention to lease to Wilburn Industries, Inc. this real property for purposes of constructing a 300 to 400 foot tower (as determined by the FCC) with antennas, lights, fencing (and such other equipment as required by the FCC, FAA, or other federal, state or local authorities) including related equipment and a related equipment building for what is necessary to the proper operation of the equipment at the site. Although this is not a binding lease agreement we have previously discussed a lease rate of FIFTEEN THOUSAND Dollars per year, payable quarterly and an initial term of 7 years with four (4) seven (7) year renewals at your option, provided that upon renewal, the lease payments will be adjusted by a cost of living factor. These terms would be subject to renegotiation by either party, taking into consideration market conditions at the time of the FCC should award the construction permit.

The real estate lease would commence upon the FCC awarding Wilburn Industries, Inc. the construction permit, or as soon as practicable thereafter. This letter conveys my present firm intention to lease to Wilburn Industries, Inc. the referenced real property; however, this letter does not in and of itself constitute


a lease agreement, nor is it a binding legal lease or agreement on either party. Upon award of the FCC construction permit we will further negotiate the terms of the lease as are appropriate.

I have reviewed the financial qualifications of Wilburn Industries, Inc. and of its principals, and determined that such financial qualifications are satisfactory to me to enter into a lease agreement.

Therefore in consideration of one dollar and other valuable consideration, receipt of which is hereby acknowledged, I hereby authorize Wilburn Industries, Inc. to specify the referenced real property as its transmitter location in its FCC application. I also give Wilburn Industries, Inc. assurance of my present firm intention that this tower site will be available to it and its successors or assigns subject to the conditions set forth above. I wish you the best of luck in pursuing you application for licensure with the FCC.

Sincerely,


Dolores Buell


Estate of Hugh Buell,
Dolores Buell, Executor

ATTACHMENT 4

SECTION VI - EQUAL EMPLOYMENT OPPORTUNITY PROGRAM

1. Does the applicant propose to employ five or more full-time employees?

☐ Yes ☐ No

If Yes, the applicant must include an EEO program called for in the separate Broadcast Equal Employment Opportunity Program Report (FCC 908-A).

SECTION VII - CERTIFICATIONS

1. Has or will the applicant comply with the public notice requirement of 47 C.F.R. Section 73.3580?

☒ Yes ☐ No

2. Has the applicant reasonable assurance, in good faith, that the site or structure proposed in Section V of this form, as the location of its transmitting antenna, will be available to the applicant for the applicant's intended purpose?

☒ Yes ☐ No

If No, attach as an Exhibit, a full explanation.

Exhibit No.

3. If reasonable assurance is not based on applicant's ownership of the proposed site or structure, applicant certifies that it has obtained such reasonable assurance by contacting the owner or person possessing control of the site or structure.

Name of Person Contacted Dolores Buell

Telephone No. (include area code) (614) 965-3826

Person contacted: (check one box below)

☒ Owner

☐ Owner's Agent

☐ Other (specify)

4. By checking Yes, the applicant certifies that, in the case of an individual applicant, he or she is not subject to a denial of federal benefits that includes FCC benefits pursuant to Section 5001 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. Section 862, or, in the case of a non-individual applicant (e.g., corporation, partnership or other unincorporated association), no party to the application is subject to a denial of federal benefits that includes FCC benefits pursuant to that section. For the definition of a "party" for these purposes, see 47 C.F.R. Section 1.2002(b).

☒ Yes ☐ No

The APPLICANT hereby waives any claim to the use of any particular frequency as against the regulatory power of the United States because of the previous use of the same, whether by license or otherwise, and requests an authorization in accordance with this application. (See Section 304 of the Communications Act of 1934, as amended.)

The APPLICANT acknowledges that all the statements made in this application and attached exhibits are considered material representations, and that all exhibits are a material part hereof and incorporated herein.

The APPLICANT represents that this application is not filed for the purpose of impeding, obstructing, or delaying determination on any other application with which it may be in conflict.

In accordance with 47 C.F.R. Section 1.65, the APPLICANT has a continuing obligation to advise the Commission, through amendments, of any substantial and significant changes in information furnished.

Section V-B - FM BROADCAST ENGINEERING DATA

FOR COMMISSION USE ONLY

File No. _____

ASB Referral Date _____

Referred by _____

Name of Applicant

Wilburn Industries, Inc.

Call letters (if issued)

Is this application being filed in response to a window? ☐ Yes ☒ No

If Yes, specify closing date: _____

Purpose of Application: (check appropriate boxes)

☒ Construct a new (main) facility☐ Construct a new auxiliary facility☐ Modify existing construction permit for main facility☐ Modify existing construction permit for auxiliary facility☐ Modify licensed main facility☐ Modify licensed auxiliary facility

If purpose is to modify, indicate below the nature of change(s) and specify the file number(s) of the authorizations affected.

☐ Antenna supporting-structure height☐ Effective radiated power☐ Antenna height above average terrain☐ Frequency☐ Antenna location☐ Class☐ Main Studio location☐ Other (Summarize briefly)

File Number(s) _____

1. Allocation:

Channel No.	Principal community to be served:		
	City	County	State
280A	Westerville	Franklin	Ohio

Class (check only one box below)

☒ A ☐ B1 ☐ B ☐ C3
☐ C2 ☐ C1 ☐ C

2. Exact location of antenna.

(a) Specify address, city, county and state. If no address, specify distance and bearing relative to the nearest town or landmark.

Approximately 600 meters northeast of the intersection of State Route 37 and County Line Road in Licking County, Ohio.

(b) Geographical coordinates (to nearest second). If mounted on element of an AM array, specify coordinates of center of array. Otherwise, specify tower location. Specify South Latitude or East Longitude where applicable; otherwise, North Latitude or West Longitude will be presumed.

Latitude	40°	11'	33"	Longitude	82°	45'	07"
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3. Is the supporting structure the same as that of another station(s) or proposed in another pending application(s)? ☐ Yes ☒ No

If Yes, give call letter(s) or file number(s) or both. _____

If proposal involves a change in height of an existing structure, specify existing height above ground level including antenna, all other appurtenances, and lighting, if any. _____

ATTACHMENT 5

May 25, 1994
Dolores Buell
16910 East State Route 37
Sunbury, Ohio 43074

Shelley F. Davis
7000 Cloverdale Lane
Worthington, Ohio 43235

Dear Ms. Davis:

This letter is in regard to your recent inquiry pertaining to the lease of certain real property, in an area comprising five (5) acres more or less, the approximate center point of which would be approximately 600 meters northeast of the intersection of State Route 37 and County Line Road in Licking County, Ohio; the exact location to be agreed upon at the time of lease negotiation.

I represent that I am owner of the real estate and that I am the personal representative of the estate of Hugh Buell, my late husband, and that the land is currently leased to a tenant. Any lease negotiated with Ms. Davis will be subject to the present tenant's release of the specified parcel and agreement with specifications for use of the land.

You have indicated that you, Shelley F. Davis, have applied for the broadcast license of WBBY-FM, Westerville, Ohio, and this letter is to confirm that should the Federal Communications Commission award Shelley F. Davis or any of its successors or assigns the construction permit, that I have a present and firm intention to negotiate a lease with Shelley F. Davis this real property for purposes of constructing a 300 to 400 foot tower (as determined by the FCC) with antennas, lights, fencing (and such other equipment as required by FCC, FAA, or other federal, state or local authorities) including related equipment and a related equipment building for what is necessary to proper operation of the equipment at the site. Although this is not a lease agreement we have previously discussed a lease rate of fifteen thousand dollars per year, payable quarterly and an initial term of 4 years with seven (7), four(4) year renewals at your option, provided that upon renewal, the lease payments will be adjusted by a cost of living factor. These terms would be subject to renegotiation by either party, taking into consideration market conditions at the time the FCC should award the construction permit.

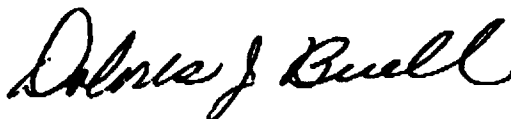
This letter conveys my present and firm intention to lease to Shelley F. Davis the referenced real property; however, this letter does not in and of itself constitute a lease agreement, nor is it a binding legal lease or agreement on either party. Any lease terms that are negotiated between us will be subject to the approval of my attorney.

Page 2
May 25, 1994

Any final lease agreement will be subject to complete and thorough financial review of the qualifications of Shelley F. Davis and subject to determining that those qualifications are adequate to entering into a long-term lease agreement. Therefore, in consideration of one dollar and other valuable consideration, receipt of which is hereby acknowledged, I hereby assure Shelley F. Davis of my firm intention to negotiate a lease for a tower site if and when she is awarded a license. This letter is intended to be a letter of intent and is not assignable.

Sincerely,

Dolores Buell



Estate of Hugh Buell,
Dolores J. Buell, Executor



ATTACHMENT 6

Tamara L. Caudy
5797 Plantation Rd.
Sunbury, Ohio 43074
July 21, 1994

Dan J. Alpert
1250 Connecticut Ave., N.W.
7th floor
Washington, DC 20036

Mr. Alpert:

I am responding to your request for information about the proposed tower site needed for an application that your client, Shellee F. Davis, is making to the Federal Communications Commission. The land is located near State Route 37 and County Line Road in Licking County, Ohio and is owned by my mother, Dolores J. Buell. She is traveling and will not be available for discussions until early August. As you are aware, the land is currently rented as farm land. While I cannot guarantee it, I believe that she would consider discussing with the farmer the possibility of releasing the proposed tower site from the rest of the land in the rental agreement under conditions that are agreeable to the farmer, my mother, and the successful applicant for the broadcasting license.

It is my sincere hope that the above explanation suffices for your purposes.

Sincerely,

Tamara L. Caudy
9614) 965-3889

DECLARATION

I, Shellee Davis, hereby state as follows:

1. I am an applicant for Channel 280A at Westerville, Ohio.
2. For the past two and one-half months, I have been dealing with Ms. Dolores Buell concerning the availability of her transmitter site. It was my intention to use her site as the amended site for my application. At first, she indicated that there would be no problem, and provided me with a copy of the letter she stated that she had provided to Wilbourn Industries, Inc. At the advice of my attorney, in conversation I asked her to confirm that she had the authority to lease the land to me. During that conversation, she stated that the land was leased already to a farmer. Consequently, the original draft letter I provided to her stated: "although the land is currently leased to a tenant, I have notified the tenant of my intentions for the land, and he has no objections to the use of the land in the manner specified in this letter." She stated that she had to confer with her attorney. The letter came, stating instead: "the land currently is leased to a tenant. Any lease negotiated...will be subject to the present tenant's release of the specified parcel and agreement with specification for use of the land." Mrs. Buell informed me that although she "thinks" that the tenant would be willing to allow the site to be used also as the site of a broadcast tower, she nevertheless is unwilling to ask the tenant for permission to lease the site to any applicant for the radio station, and furthermore, she requested that the tenant not be contacted directly by me for such permission.
3. From the foregoing, it is my understanding that the tenant currently is in control of the land for the duration of his lease, and that he has not yet provided permission for the land to be re-let or sub-let.

I declare under penalty of perjury that the foregoing is true and correct.

SHILLEE F. DAVIS



Signed and dated this 20 day of July, 1994.

ATTACHMENT 7

ATTACHMENT 8

SECTION V-B - FM BROADCAST ENGINEERING DATA (Page 2)

4. Does the application propose to correct previous site coordinates?

☐ Yes ☒ No

If Yes, list old coordinates.

Latitude	°	'	"	Longitude	°	'	"
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5. Has the FAA been notified of the proposed construction?

☒ Yes ☐ No

If Yes, give date and office where notice was filed and attach as an Exhibit a copy of FAA determination, if available.

Exhibit No.
N/ADate June 14, 1994 Office where filed Great Lakes Regional

6. List all landing areas within 8 km of antenna site. Specify distance and bearing from structure to nearest point of the nearest runway.

Landing Area	Distance (km)	Bearing (degrees True)
(a) <u>August Acres (pvt)</u>	<u>4.2</u>	<u>217°</u>
(b) _____	_____	_____

7. (a) Elevation: (to the nearest meter)

(1) of site above mean sea level: 338 meters(2) of the top of supporting structure above ground (including antenna, all other appurtenances, and lighting, if any); and 98 meters(3) of the top of supporting structure above mean sea level [(a)(1) + (a)(2)] 436 meters

(b) Height of radiation center: (to the nearest meter) H - Horizontal; V - Vertical

(1) above ground 92 meters (H)92 meters (V)(2) above mean sea level [(a)(1) + (b)(1)] 430 meters (H)430 meters (V)(3) above average terrain 100 meters (H)100 meters (V)

8. Attach as an Exhibit sketch(es) of the supporting structure, labelling all elevations required in Question 7 above, except item 7(b)(3). If mounted on an AM directional-array element, specify heights and orientations of all array towers, as well as location of FM radiator.

Exhibit No.
E1

9. Effective Radiated Power:

(a) ERP in the horizontal plane 6.0 kw (H=) 6.0 kw (V=)

(b) Is beam tilt proposed?

☐ Yes ☒ No

If Yes, specify maximum ERP in the plane of the tilted beam, and attach as an Exhibit a vertical elevational plot of radiated field.

Exhibit No.
N/A

_____ kw (H=) _____ kw (V=)

=Polarization

ATTACHMENT 2

SECTION III - FINANCIAL QUALIFICATIONS

NOTE: If this application is for a change in an operating facility do not fill out this section.

1. The applicant certifies that sufficient net liquid assets are on hand or that sufficient funds are available from committed sources to construct and operate the requested facilities for three months without revenue. * SEE BELOW

☒ Yes ☐ No

2. State the total funds you estimate are necessary to construct and operate the requested facility for three months without revenue. * SEE BELOW

\$ 150,000.00

3. Identify each source of funds, including the name, address, and telephone number of the source (and a contact person if the source is an entity), the relationship (if any) of the source to the applicant, and the amount of funds to be supplied by each source.

Source of Funds (Name and Address)	Telephone Number	Relationship	Amount
Charles W. Wilburn 3324 Westbury Drive Columbus, Ohio 43221	(614) 451-4356	Shareholder Officer Director	\$ 75,000.00
Bernard P. Wilburn 1063 Pennsylvania Avenue Columbus, Ohio 43201	(614) 299-4790	Shareholder Officer Director	\$ 75,000.00
* SEE EXHIBIT 2 ATTACHED, A COMMITMENT FROM MID-OHIO COMMUNICATIONS, INC., Present owner of WBBY, to lease All station facilities and equipment to Charles W. Wilburn, principal and shareholder in Applicant. It is Applicant's intention to lease said premises and facilities in the event the Commission grants a license to Applicant. The \$150,000.00 figure above represents the cost of operations of the station together with lease payments to Mid-Ohio Communications, Inc.			

ATTACHMENT 10

SECTION III - FINANCIAL QUALIFICATIONS

NOTE: If this application is for a change in an operating facility do not fill out this section.

1. The applicant certifies that sufficient net liquid assets are on hand or that sufficient funds are available from committed sources to construct and operate the requested facilities for three months without revenue.

☒ Yes ☐ No

2. State the total funds you estimate are necessary to construct and operate the requested facility for three months without revenue.

\$ 410,670.00

3. Identify each source of funds, including the name, address, and telephone number of the source (and a contact person if the source is an entity), the relationship (if any) of the source to the applicant, and the amount of funds to be supplied by each source.

Source of Funds (Name and Address)	Telephone Number	Relationship	Amount
Charles W. Wilburn 3324 Westbury Drive Columbus, Ohio 43221	(614) 451-4356	Sole voting Shareholder Officer Director	\$210,670.00
The Savings Bank 118 North Court Street Circleville, Ohio 43113	(614) 474-3191	None	<u>\$200,000.00</u>
			\$410,670.00